

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2018-641**

**OCTOBER 18, 2018**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2018-641**.

***Location:*** 8724 Lone Star Road; between Mill Creek Road and Arlingwood Avenue

***Real Estate Numbers:*** 121214-0000

***Current Zoning District:*** Commercial Neighborhood (CN)

***Proposed Zoning District:*** Commercial Community/General-1 (CCG-1)

***Current Land Use Category:*** Community/General Commercial (CGC)

***Planning District:*** Greater Arlington/Beaches, District 2

***Applicant/Owner:*** Vida Vongsay  
MVD Hamdeng LLC  
PO Box 350515  
Jacksonville, Florida 32235

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2018-641** seeks to rezone 0.43 acres of land in the Commercial Neighborhood (CN) to Commercial Community/General-1 (CCG-1) Zoning District. The site is currently development with a 5,368 square feet shopping center, which was a dance studio. The area is surrounded by commercial uses and residential developments. The site is near the intersection of Lone Star Road that is classified as a collector roadway and Mill Creek Road that is classified as a minor arterial roadway. The applicant is seeking the rezoning to allow for an expansion of uses to make her property more marketable to potential tenants.

## **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

**1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The Commercial Community General-1 Zoning District is a primary zoning district within the Community General Commercial functional land use category, and the subject property meets the primary criteria and standards. The application is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive Planning for Future Development* of the Ordinance Code.

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. According to the Future Land Use Element (FLUE), CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. Commercial retail sales and service establishments including auto sales; Restaurants; Offices; Business and Professional Offices, including Veterinary offices; and Financial Institutions are some of the uses permitted in the CGC land use category. The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

**Future Land Use Element:**

Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the

Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property meets the requirements of the CCG-1 Zoning District as set forth in Section 656.313 of the Zoning Code.

**SURROUNDING LAND USE AND ZONING**

The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	CGC	CCG-1	School
East	CGC	CN	Commercial center
South	LDR	RLD-60	Single family dwellings
West	LDR	CN/RLD-60	Commercial center

Properties in the Arlingwood/Alderman Park neighborhood are a mix of single family dwellings, apartments, commercial uses, schools, churches, and public recreation. Specifically at the intersection of Mill Creek Road and Lone Star Road commercial activity is the main use. There is a used appliance store on the northwest corner, a convenience store with gas station on the southwest corner, and several small commercial shops on the south side of Lone Star extending west from Mill Creek. The proposed rezoning will allow for commercial uses that would be mirror existing zoning districts along Lone Star Road. Therefore, the proposed rezoning to CCG-1 will be consistent and compatible with the adjacent properties established in the vicinity.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 3, 2018, the required Notice of Public Hearing sign was posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2018-641 be APPROVED.



Aerial



Subject Property

Source: COJ, Planning & Development Department  
Date: 10/03/2018



**Back of building on subject property**

*Source: COJ, Planning & Development Department  
Date: 10/03/2018*



**Property to the west: Commercial center (8706 Lone Star Road)**

*Source: COJ, Planning & Development Department  
Date: 10/03/2018*



**Property to the north: School (8711 Lone Star Road)**

*Source: COJ, Planning & Development Department  
Date: 10/03/2018*



**Properties to the east: Commerical Center, parking lot, and gas station  
(8744 & 8804 Lone Star Road)**

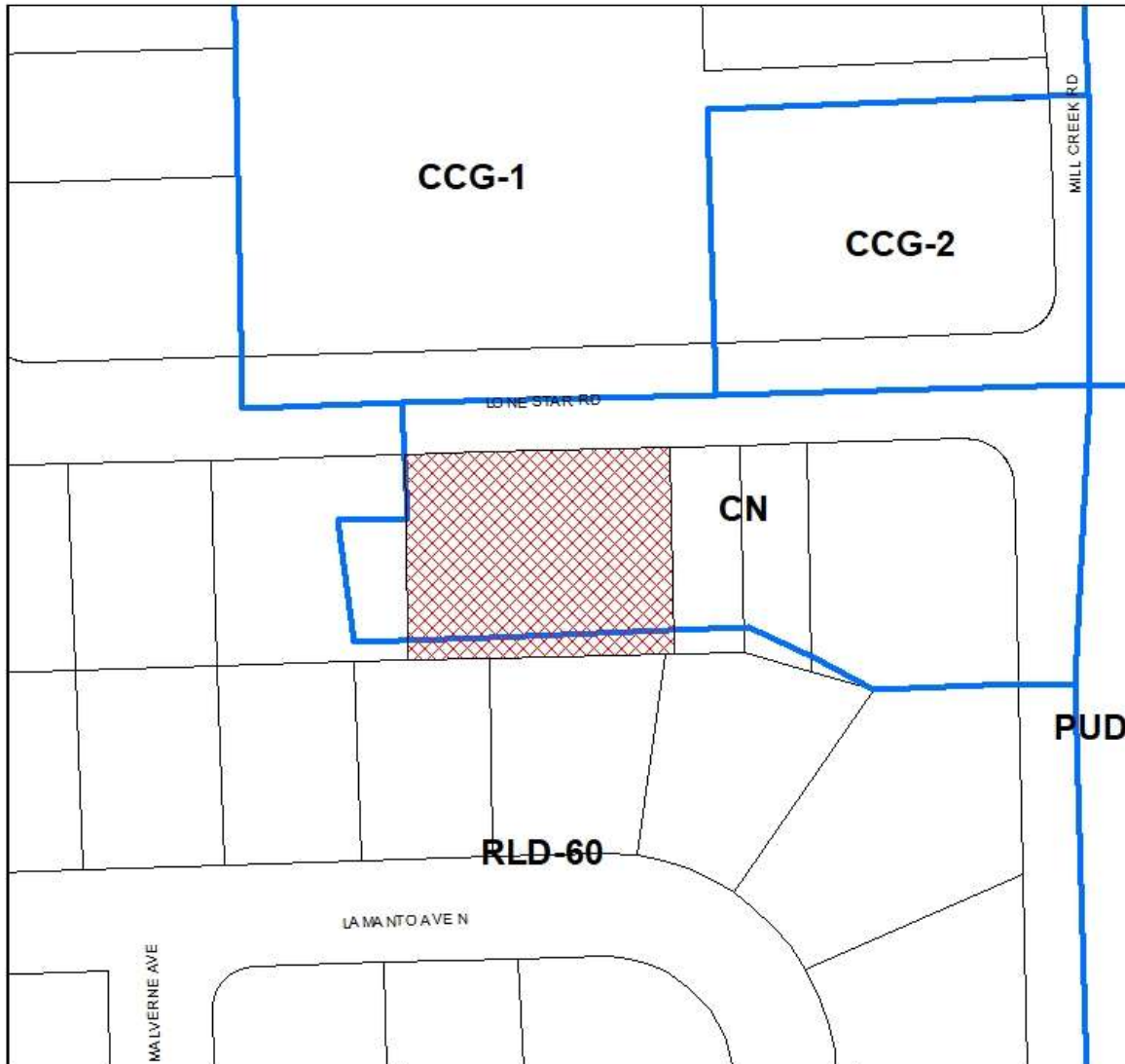
*Source: COJ, Planning & Development Department  
Date: 10/03/2018*

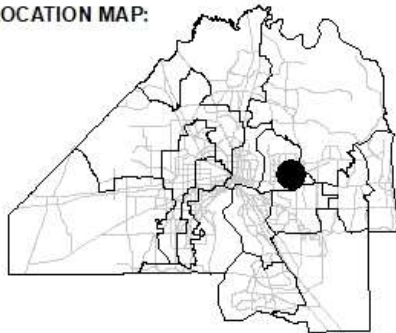
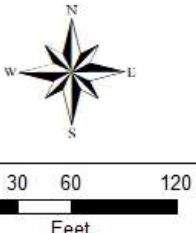


**Property to the northeastern: Retail Sales (8815 Lone Star Road)**

*Source: COJ, Planning & Development Department  
Date: 10/03/2018*





<p>REQUEST SOUGHT:</p> <p>FROM: CN</p> <p>TO: CCG-1</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>1</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0641</p>	<p>TRACKING NUMBER</p> <p>T-2018-1963</p>	<p>PAGE 1 OF 1</p>



## Planning and Development Department

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

### MEMORANDUM

**TO:** Connie Patterson, City Planner II  
Current Planning Division

**FROM:** Krista Fogarty, City Planner I  
Community Planning Division

**RE:** 2018-641

**DATE:** October 5, 2018

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*The following review is based on the information provided by the Current Planning Division staff*

#### **Description of Proposed Rezoning Application**

Current Land Use: CGC    Proposed Land Use: N/A    LU Companion Application: N/A  
Current Zoning: CN    Proposed Zoning: CCG-1    Acres: 0.43

#### **Comprehensive Land Use Policy Analysis**

**Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?**

YES

NO

#### **ZONING REQUEST:**

The request is for a rezoning from CN to CCG-1 to allow for a wider variety of commercial uses.

#### **LAND USE CATEGORY CONSISTENCY REVIEW:**

According to the Future Land Use Element (FLUE), CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Plan amendment requests for new CGC designations are preferred in

locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. Commercial retail sales and service establishments including auto sales; Restaurants; Offices; Business and Professional Offices, including Veterinary offices; and Financial Institutions are some of the uses permitted in the CGC land use category.

**To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

**Future Land Use Element:**

- |               |   |
|---------------|---|
| Policy 1.1.11 | Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.  |
| Policy 1.2.9  | Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element. |
| Goal 3        | To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.  |
| Objective 3.2 | Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.  |
| Policy 3.2.2  | The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.   |
| Policy 3.2.4  | The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.  |

**The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

N/A

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2018-0641 **Staff Sign-Off/Date** CMP / N/A  
**Filing Date** 09/25/2018 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 10/23/2018 **Planning Comission** 10/18/2018  
**Land Use & Zoning** 11/07/2018 **2nd City Council** N/A  
**Neighborhood Association** OLD ARLINGTON INC  
**Neighborhood Action Plan/Corridor Study**

### Application Info

**Tracking #** 1963 **Application Status** PENDING  
**Date Started** 08/13/2018 **Date Submitted** 08/14/2018

### General Information On Applicant

**Last Name** VONGSAY **First Name** VIDA **Middle Name**  
**Company Name** MVD HAMDENG LLC  
**Mailing Address** PO BOX 350515  
**City** JACKSONVILLE **State** FL **Zip Code** 32235  
**Phone** 9042333065 **Fax** **Email** TANGOIDANCE@YAHOO.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** VONGSAY **First Name** VIDA **Middle Name**  
**Company/Trust Name** MVD HAMDENG LLC  
**Mailing Address** PO BOX 350515  
**City** JACKSONVILLE **State** FL **Zip Code** 32235  
**Phone** 9042333065 **Fax** **Email** TANGOIDANCE@YAHOO.COM

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning From Zoning District	Zoning District(s)	To Zoning District
Map 121214 0000	1	2	CN	CCG-1

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**  
 CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)**

### Justification For Rezoning Application

I WOULD LIKE TO BE ABLE TO HAVE MORE OPTIONS FOR MY POTENTIAL TENANTS

### Location Of Property

#### General Location

ARLINGTON

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="8724"/>	<input type="text" value="LONE STAR RD"/>	<input type="text" value="32211"/>

#### Between Streets

and

### Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

### Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the

property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

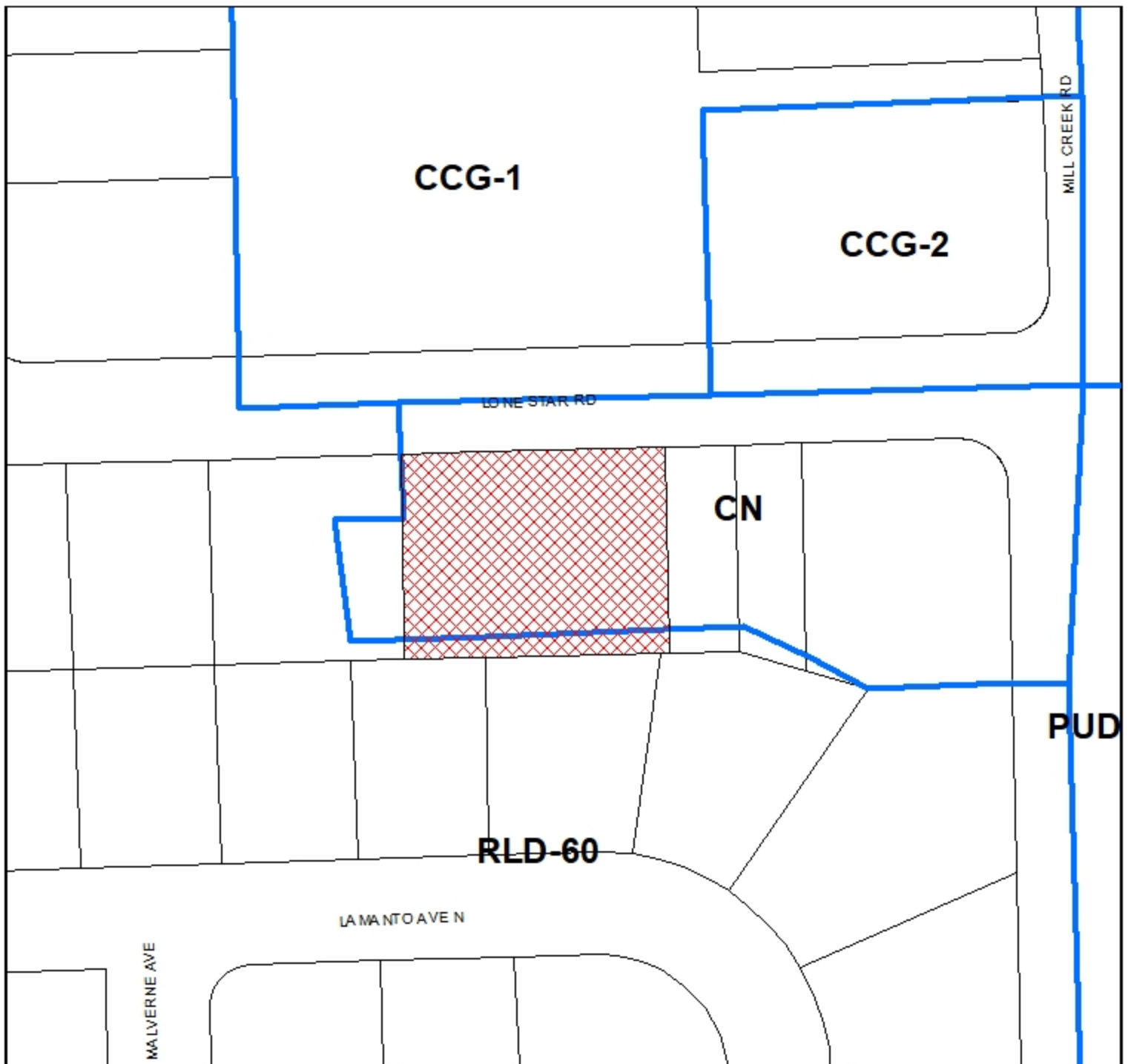
### **Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**0.43 Acres @ \$10.00 /acre:** \$10.00
- 3) Plus Notification Costs Per Addressee**  
**37 Notifications @ \$7.00 /each:** \$259.00
- 4) Total Rezoning Application Cost:** \$2,269.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

EXHIBIT 1

**LEGAL DESCRIPTION:** 26-62 14-2S-27E ARLINGWOOD  
UNIT 3 E 45.9FT LOT 35, LOT 36, W  
34.1FT LOT 37  
BLK 17

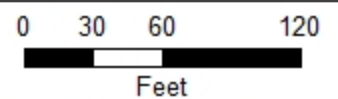
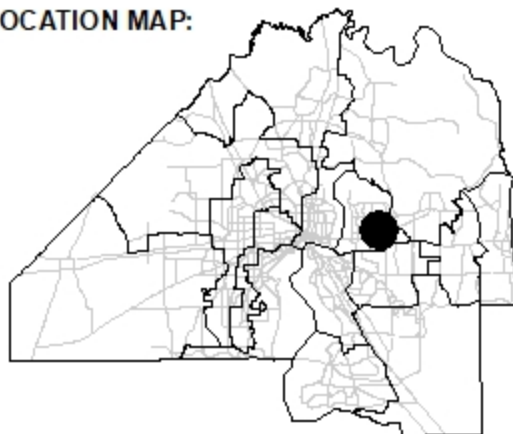


**REQUEST SOUGHT:**

**FROM: CN**

**TO: CCG-1**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**1**

**ORDINANCE NUMBER:**

**ORD-2018-0641**

**TRACKING NUMBER**

**T-2018-1963**

**PAGE 1 OF 1**



**EXHIBIT A - Property Ownership Affidavit**

Date: 9/5/2018

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:  
8724 Lone Star Road, Jacksonville, Florida 32211

To Whom it May Concern:

I Vida Vongsay hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By [Signature]

By \_\_\_\_\_

Print Name: Vida Vongsay

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 5<sup>TH</sup> day of September 2018 by VIDA VONGSAY, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

LAURA M. TAYLOR  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 8/11/2019

**MVD HAMDENG LLC**  
4229 HARBOUR ISLAND DR  
JACKSONVILLE, FL 32225

**Primary Site Address**  
8724 LONE STAR RD 8724-8732  
Jacksonville FL 32211

**Official Record Book/Page**  
16035-00076

**Title #**  
7414

**8724 LONE STAR RD**

Property Detail

<b>RE #</b>	121214-0000
<b>Tax District</b>	GS
<b>Property Use</b>	1692 Shopping Ctr/Nbhd
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	02124 ARLINGWOOD UNIT 03
<b>Total Area</b>	18673

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

	2017 Certified	2018 In Progress
<b>Value Method</b>	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$46,500.00	\$46,500.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$209,500.00	\$217,600.00
<b>Assessed Value</b>	\$168,740.00	\$185,614.00
<b>Cap Diff/Portability Amt</b>	\$40,760.00 / \$0.00	\$31,986.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$168,740.00	See below

**Taxable Values and Exemptions – In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
No applicable exemptions

SJRWMD/FIND Taxable Value  
No applicable exemptions

School Taxable Value  
No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>16035-00076</u>	8/14/2012	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>09893-00316</u>	5/4/2000	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>09627-00794</u>	5/4/2000	\$115,000.00	WD - Warranty Deed	Qualified	Improved
<u>00000-00000</u>	1/1/1899	\$0.00	- Unknown	Unqualified	Vacant

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	5,200.00	\$3,588.00
2	PVCC1	Paving Concrete	1	0	0	2,400.00	\$3,168.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CN	0.00	0.00	Common	18,600.00	Square Footage	\$46,500.00

Legal

LN	Legal Description
1	26-62 14-2S-27E
2	ARLINGWOOD UNIT 3
3	E 45.9FT LOT 35, LOT 36, W 34.1FT
4	LOT 37 BLK 17

**Buildings**

Building 1

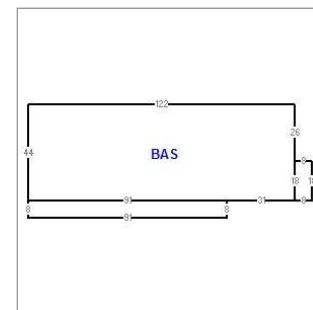
Building 1 Site Address  
8724 LONE STAR RD Unit 8724-8732  
Jacksonville FL 32211

<b>Building Type</b>	1602 - SHOP CTR NBHD
<b>Year Built</b>	1973
<b>Building Value</b>	\$99,558.00

Type	Gross Area	Heated Area	Effective Area
Base Area	5368	5368	5368
Canopy	144	0	36
Canopy	728	0	182
<b>Total</b>	<b>6240</b>	<b>5368</b>	<b>5586</b>

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Exterior Wall	15	15 Concrete Blk
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	
Stories	1.000	
Baths	12.000	
Rooms / Units	3.000	
Avg Story Height	12.000	



**2018 Notice of Proposed Property Taxes Notice (TRIM Notice)**

<b>Taxing District</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Last Year</b>	<b>Proposed</b>	<b>Rolled-back</b>
Gen Govt Ex B&B	\$185,614.00	\$0.00	\$185,614.00	\$1,930.71	\$2,123.78	\$2,008.94
Public Schools: By State Law	\$185,614.00	\$0.00	\$217,600.00	\$887.65	\$880.19	\$870.68
By Local Board	\$185,614.00	\$0.00	\$217,600.00	\$470.96	\$489.16	\$461.94
FL Inland Navigation Dist.	\$185,614.00	\$0.00	\$185,614.00	\$5.40	\$5.94	\$5.61
Water Mgmt Dist. SJRWMD	\$185,614.00	\$0.00	\$185,614.00	\$45.96	\$47.55	\$47.55
Gen Gov Voted	\$185,614.00	\$0.00	\$185,614.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$185,614.00	\$0.00	\$217,600.00	\$0.00	\$0.00	\$0.00
			<b>Totals</b>	<b>\$3,340.68</b>	<b>\$3,546.62</b>	<b>\$3,394.72</b>
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$209,500.00	\$168,740.00	\$0.00	\$168,740.00		
<b>Current Year</b>	\$217,600.00	\$185,614.00	\$0.00	\$185,614.00		

**2018 TRIM Property Record Card (PRC)**

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

**2017****2016****2015****2014**

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
MVD HAMDENG, LLC

### Filing Information

<b>Document Number</b>	L10000086280
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	08/17/2010
<b>Effective Date</b>	08/15/2010
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	04/19/2017

### Principal Address

4229 HARBOUR ISLAND DR  
JACKSONVILLE, FL 32225

### Mailing Address

PO BOX 350515  
JACKSONVILLE, FL 32235

### Registered Agent Name & Address

Vongsay, Vida  
4229 HARBOUR ISLAND DR  
JACKSONVILLE, FL 32225

Name Changed: 04/30/2018

Address Changed: 04/19/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

VONGSAY, VIDA  
4229 HARBOUR ISLAND DR  
JACKSONVILLE, FL 32225

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2016	04/19/2017

2017	04/19/2017
2018	04/30/2018

**Document Images**

<a href="#">04/30/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2017 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/17/2010 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: 8/13/2018

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 8724 Lone Star Road  
Jax, FL 32211

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Vida Vongsay to act as agent to file application(s) for MVD Hamden LLC for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By [Signature]  
Print Name: Vida Vongsay

By [Signature]  
Print Name: Vida Vongsay  
Its: \_\_\_\_\_

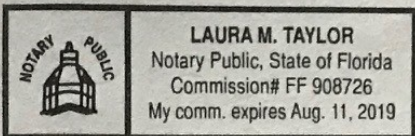
\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13 day of AUGUST 2018 by VIDA VONGSAY, who is personally known to me or who has produced FL DL as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

Laura M. Taylor  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 8/11/2019

Book / Page: 16035 / 76  
Instrument Number: 2012173888

Search Results

Record Date: 8/15/2012  
Book Type: OR - Official Records  
Book / Page: 16035/76  
Instrument Number: 2012173888

Number Of Pages: 1  
Doc Type: DEED - DEED  
Grantor: VONGSAY VIDA S  
Grantee: MVD HAMDENG LLC  
Consideration: \$10.00  
CaseNumber:  
Legal Description: L35 36 37 B17 ARLINGWOOD UN3  
# of AUX Pages:0  
Foreign Case Number:  
DocLegals / Parcel#: L35 36 37 B17 ARLINGWOOD UN3

Doc # 2012173888, OR BK 16035 Page 76, Number Pages: 1, Recorded 08/15/2012 at 11:27 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING \$10.00 DEED DOC ST \$0.70

This document prepared by:  
Record & Return To:  
Affinity Law Firm  
3947 Boulevard Center Drive, Suite 101  
Jacksonville, Florida 32207  
File #: 2207-001-1

Quit Claim Deed

Made this 14th Day of August 2012 A.D. by Vida S. Vongsay, a married person, whose address is 4229 Harbour Island Drive, Jacksonville, Florida 32225 called the grantor to MVD Hamdeng, LLC, a Florida Limited Liability Company whose address is: 4229 Harbour Island Drive, Jacksonville, Florida 32225 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Duval County, Florida, viz:

The Easterly 45.9 feet of Lot 35, all of Lot 36 and the Westerly 34.1 feet of Lot 37, Block 17, ARLINGWOOD UNIT 3, according to the plat thereof as recorded in Plat Book 26, page 62, of the current public records of Duval County, Florida.

Parcel ID Number: 121214-000  
Property known as: 8724 Lone Star Road, Jacksonville, Florida 32211

This Quit Claim Deed is being prepared without benefit of Title, Search or Examination.

The real property in this instrument is not the constitutional homestead nor the primary physical residence of the grantor.

Together with all the tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining. **To Have and to Hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

Witness Printed Name: Marlena Woods Address: 4229 Harbour Island Jacksonville, FL 32225 (Seal)  
Witness Printed Name: Samantha Schmitt Address: \_\_\_\_\_ (Seal)  
Witness Printed Name: Jennifer Wilson Address: \_\_\_\_\_ (Seal)  
Witness Printed Name: \_\_\_\_\_ Address: \_\_\_\_\_ (Seal)

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 14 day of August 2012, by Vida S. Vongsay, a married person, who is personally known to me or who has produced Drivers License as identification.



Notary Public: Stephen Kogler  
Print Name: Stephen Kogler  
My Commission Expires: 7/28/15

	A	B	C	D	E	F	G
1	RE	LNAME	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2	<a href="#">121376 0020</a>	1600 MILL CREEK ROAD LLC	952 MAPLETON TER		JACKSONVILLE	FL	32207
3	<a href="#">121196 0000</a>	8559 LAMENTO AVENUE NORTH LLC	20 DELCARMINE ST STE 101		WAKEFIELD	MA	1880
4	<a href="#">121188 0000</a>	BARTLEY CLIFFORD L JR	1421 LAMANTO AVE E		JACKSONVILLE	FL	32211-9511
5	<a href="#">121195 0000</a>	BLAKE-SWARTZ MEGAN	5709 BUSCH DR		MALIBU	CA	90265
6	<a href="#">121191 0000</a>	CANNON CLAYBORNE NEIL	1445 LAMANTO AVE E		JACKSONVILLE	FL	32211-9511
7	<a href="#">121384 0000</a>	CAREY JOHN D	1517 QUANTE RD		JACKSONVILLE	FL	32211
8	<a href="#">121403 0000</a>	CESPEDES MIRIAM L	1508 QUANTE RD		JACKSONVILLE	FL	32211-5130
9	<a href="#">121224 0000</a>	CHADDERTON NORA B/E	1427 MALVERNE AVE		JACKSONVILLE	FL	32211-6340
10	<a href="#">120737 0000</a>	CITY OF JACKSONVILLE	C/O CITY REAL ESTATE	214 N HOGAN ST 10TH FLOOR	JACKSONVILLE	FL	32202
11	<a href="#">121190 0000</a>	CLEATON FRANK A JR	1930 OLD CREEK LN		MAITLAND	FL	32751-4976
12	<a href="#">121246 0000</a>	GALLAGHER AERIAL Y	1444 MALVERNE AVE		JACKSONVILLE	FL	32211-6341
13	<a href="#">121192 0000</a>	GARCIA ELIA	8595 N LAMANTO AVE		JACKSONVILLE	FL	32211
14	<a href="#">121225 0000</a>	GNEISIG WALTER F JR	1441 MALVERNE AVE		JACKSONVILLE	FL	32211-6340
15	<a href="#">121386 0000</a>	HARRISON MARION EUGENE AND RUTH IRREVOCABLE TRUST	1537 QUANTE RD		JACKSONVILLE	FL	32211-5129
16	<a href="#">121247 0000</a>	HOCK JOHN L JR	1434 MALVERNE AVE		JACKSONVILLE	FL	32211-6341
17	<a href="#">121199 0000</a>	JAX HOME PRO LLC ET AL	11271 KINGSLEY MANOR WAY		JACKSONVILLE	FL	32225
18	<a href="#">121194 0000</a>	JAX HOME PRO LLC ET AL	12740-6 ATLANTIC BLVD		JACKSONVILLE	FL	32225
19	<a href="#">121376 0000</a>	JOUDI RAYMOND	1241 QUEENS HARBOUR BLVD		JACKSONVILLE	FL	32225
20	<a href="#">121210 0000</a>	JOYCE JOHN K TRUST	5556 SPRING PARK RD		JACKSONVILLE	FL	32216
21	<a href="#">121217 0000</a>	KHAZAL ESSA	9452 KELLS RD		JACKSONVILLE	FL	32257
22	<a href="#">121376 0010</a>	LONESTAR SCHOOL DEVELOPMENT LLC	6340 SUNSET DR		MIAMI	FL	33143
23	<a href="#">123028 2210</a>	MILL CREEK AT KENDALL TOWN HOMEOWNERS ASSOCIATION	9440 PHILIPS HWY STE 7		JACKSONVILLE	FL	32256
24	<a href="#">121214 0000</a>	MVD HAMDENG LLC	4229 HARBOUR ISLAND DR		JACKSONVILLE	FL	32225
25	<a href="#">121215 0000</a>	NAGROCKI STANLEY J	8663 PEBBLE CREEK LN		JACKSONVILLE	FL	32256-9051
26	<a href="#">121226 0000</a>	OBRIEN KATHERINE BRADY	1716 EL CAMINO RD APT 1		JACKSONVILLE	FL	32216
27	<a href="#">121383 0000</a>	PASCAL COLLINS G	1507 QUANTE RD		JACKSONVILLE	FL	32211-5129
28	<a href="#">121198 0000</a>	ROS SUSAN ET AL	8543 LAMANTO AVE N		JACKSONVILLE	FL	32211
29	<a href="#">121212 0000</a>	RTG RENTALS LLC	5419 SPRING BROOK RD		JACKSONVILLE	FL	32277
30	<a href="#">121197 0000</a>	RYAN PETER M	8551 LAMANTO AVE N		JACKSONVILLE	FL	32211-6369
31	<a href="#">121189 0000</a>	SHELPER PHILLIP D III	4452 HARBOR N CT		JACKSONVILLE	FL	32225
32	<a href="#">121245 0000</a>	SMITH MICHAEL A	8542 N LAMANTO AVE		JACKSONVILLE	FL	32211
33	<a href="#">121227 0000</a>	TAH 2017 1 BORROWER LLC	C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
34	<a href="#">121209 0000</a>	THOMAS MARIO	8620 LONE STAR RD		JACKSONVILLE	FL	32211
35	<a href="#">121208 0000</a>	TRAN HUNG	7723 MERLE DR		JACKSONVILLE	FL	32208
36	<a href="#">121193 0000</a>	VAYE STEPHEN WRIGHT ET AL	8587 LAMANTO AV		JACKSONVILLE	FL	32211
37	<a href="#">121385 0000</a>	VONSAVAHN ASIA TRUST	4229 HARBOUR ISLAND DR		JACKSONVILLE	FL	32225
38	<a href="#">121228 0000</a>	WOOD STEPHEN	1428 LAMANTO AVE E		JACKSONVILLE	FL	32211-6387
39	GREATER ARLINGTON/B	DR. RAMSEY SALEM	638 QUEENS HARBOR BV		JACKSONVILLE	FL	32225
40	OLD ARLINGTON, INC	STEVE MATCHETT	P.O. BOX 15304		JACKSONVILLE	FL	32239





**Duval County, City Of Jacksonville**  
**Michael Corrigan , Tax Collector**  
 231 E. Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR472998  
 User: Patterson, Connie

Date: 8/30/2018  
 Email: ConstanceP@coj.net

**REZONING/VARIANCE/EXCEPTION**

**Name:** VIDA VONGSAY  
**Address:** PO BOX 350515, 32235  
**Description:** T-1963 REZONING property (RE#:121214-0000; 8724 LONE STAR ROAD) from CN to CCG-1

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2269.00

**Control Number: 529140** | **Paid Date: 9/6/2018** **Total Due: \$2,269.00**

**Michael Corrigan , Tax Collector**  
**General Collections Receipt**  
**City of Jacksonville, Duval County**

Account No: CR472998  
**REZONING/VARIANCE/EXCEPTION**  
 Name: VIDA VONGSAY  
 Address: PO BOX 350515, 32235  
 Description: T-1963 REZONING property (RE#:121214-0000; 8724 LONE STAR ROAD) from CN to CCG-1

Date: 8/30/2018

**Total Due: \$2,269.00**

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application 2018-641/21963 were posted on the property/site located at:

121214-0000  
Real Estate Number(s)

8724 Lone Star Road  
Street Address

Jacksonville, FL 32211  
City, State Zip Code

Printed Name Vida Vonasay

Signature [Handwritten Signature]

Dated this 3<sup>rd</sup> day of October, 2018.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3 day of OCT., 2018  
by VIDA VONASAY (Applicant/Agent)

Such person(s): (notary must check applicable box)  
 is (are) personally known to me; or

produced a current N/A driver's license as identification; or

produced N/A as identification.

[Handwritten Signature] LAURA M. TAYLOR  
(print or type name)  
Notary Public, State of Florida at Large

